

**HIGHLAND BOARD OF ZONING APPEALS**  
**Regular Meeting Agenda**  
**July 28, 2021**

- 1) **OPENING: Pledge of Allegiance Led By:** Mr. Martini
  
- 2) **ROLL CALL: Members:** Mr. Martini, Mr. Grzynski, Mr. Helms, Mr. Thomas and Mrs. Murovic.
  
- 3) **MINUTES:** Are there any deletions, corrections or additions to the minutes of the last Board of Zoning Appeals meeting on June 23rd, 2021? If none, they will stand approved as posted.
  
- 4) **ANNOUNCEMENTS:** The date of the next meeting of the Board of Zoning Appeals to be August 25th, 2021.
  
- 5) **COMMUNICATION:** None
  
- 6) **Old Business: Approval of Findings of Fact for F & E Ventures, LLC, 473 N. Oak Street, Elmhurst, IL 60126, C/O Scott Yahne, 9301 Calumet Avenue, Munster, IN 46321,** requesting a Use Variance to construct a Car Wash in an Overlay District on the property located at 8955 Indianapolis Blvd., Highland, IN 46322. {HMC 18.45.030} (C) (h) Permitted uses restricted in Overlay District. {HMC 18.115.050} Use Variance to permit Car Wash, which is not a permitted use.
  
- 7) **New Business: Public Hearing for Price Point Builders, PO Box 1343, Crown Point, IN,** requesting Variances for Lot Area, Lot Width and Floor Area for first floor of a two-story in an R-1 Residence District at the location of 8535 Henry Street.  
{HMC 18.15.060} (C) (1) Minimum Lot Size in an R-1 Residence District. Minimum lot size requirements for an R-1 district are as follows: Every one-family detached dwelling hereafter erected and every transitional use permitted in this zoning district hereafter established shall be on a zoning lot having a minimum area of 7,200 square feet, a minimum width of 60 feet at the building line and a minimum lot depth of 120 feet. A lot of record existing on the effective date of the ordinance codified in this title which is less than 7,200 square feet in the area, less than 60 feet in width, or 120 feet in depth, may only be improved by a variance for the Board of Zoning Appeals. {HMC 18.15.060} (D) Minimum Floor Area in an R-1 Residence District. No dwelling may be established, erected, or changed so that its floor area, exclusive of basements, terraces, unenclosed porches and garages in square feet is less than prescribed below. Two Story: 1,400 square feet (first floor minimum: 1,000 square feet).

**BUSINESS FROM THE FLOOR:** None.

**ADJOURNMENT:** Motion: \_\_\_\_\_ Second: \_\_\_\_\_ Time: \_\_\_\_\_

**Agenda is subject to change without notice**